

City of Wichita, Kansas

Americans with Disabilities Act Transition Plan

Edgemoor Park

5813 E. 9th

August 2005



Prepared by

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In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – Edgemoor Park - August 2005 Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access		Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)		
1. Rec. Center - Entrance	The main public entrance consists of two doors in series with only 40-inches between the doors.	4.1.3(8) 4.13.7	According to ADAAG, accessible entrances/exits must be provided, at a minimum, in the same number that local fire code requires entrances to exist. In other words, if local fire code requires two entrances at a facility, then both entrances are required to be accessible. In addition, The minimum space between two hinged or pivoted doors in series shall be 48 in (1220 mm) plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors (see Fig. 26). Modify the entrance door to comply with ADAAG specifications for two doors in series or modify the entrance so that only one door exists.	M	H	M	2	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space					
2. Rec. Center - Office	Round door knobs exist on Office door, Conference room door, and Game room door.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify these doors by replacing door knobs with lever-type hardware or installing add-on levers.	L	H	M	3	\$600	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.					
3. Rec. Center - Office	The entrance door to the Office is too narrow at 29-inches wide.	4.13.5	Doors, leading to accessible facilities, are required to have a minimum clear opening of at least 32-inches measured with the door open 90-degrees. The existing doors only provides a 29-inch clear opening. Modify the entrance door to comply with ADAAG specifications by installing fold-away hinges, if it is possible to do so and technically feasible.	M	H	M	3	\$100	See Building Block 8 – Accessible Doors for additional information					
4. Rec. Center – General Interior	The hallway drinking fountain is a protruding object and a hi-lo fountain does not exist	4.4	Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L ®	M	M	6	\$20	ADA TAM 3 – P 34					

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5. Rec. Center – General Interior	The Gym drinking fountains are not hi-lo.	4.15.3	Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L ®	M	M	8	\$20	ADA TAM 3 – P 34			
6. Rec. Center – General Interior	The Sinks in the Craft room, Game room and Kitchen are inaccessible due to numerous barriers.	4.24	The existing sinks do not provide knee and toe clearance, and have a depth of over 12-inches. According to ADAAG, knee clearance that is at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks. In addition, each sink shall be a maximum of 6-1/2 in (165 mm) deep. According to the program access provisions of Title II , programs or services offered to the general public shall be accessible and usable by individuals. Therefore, if these sinks are used by the general public, then they should be made accessible, complying with ADAAG specifications.	M	H	M	1 4 1 7	\$1,500	ADAAG 4.24			
7. Rec. Center – General Interior	Knobs exist on the faucet controls of the lavatory in the Kitchen.	4.19	Round knobs exist on the lavatory. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Replace the round knobs on one lavatory with lever type, push button or motion activation faucet controls.	M	H	M	2 1	\$100	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
8. Rec. Center – General Interior	The lavatory, in the Kitchen, is also inaccessible due to a low apron and exposed pipes.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. The existing lavatory's apron is too low at 26-inches and pipes are exposed. Ensure at least one lavatory complies with ADAAG specifications.	L	H	M	2 1	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
9. Rec. Center – General Interior	In the men's and women's restrooms, the paper towel dispensers are located too high at 60-inches.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser, in each restroom, is within ADAAG specified reach ranges.	M	L	M	2 6	\$100	See Building Block #10 – Reach Ranges #1, #2, #3 .			

[illegible]

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13. Exterior Facilities	A stable, firm and slip resistant surface does not exist leading to the individual play components and play structure exit points; and does not exist in the use zone around any of the play facilities.	15.6.4 1 (GAD AAG FR)	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the Play Areas, Final Rule , October, 18 th , 2000 (Play Areas Final Rule); and the New ADAAG , November 24 th , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. The individual and composite play components within this play area are accessible according to the Play Areas – Final Rule. However, Accessible routes do not lead to required accessible play equipment, due to surface cross slopes greater than 1:50, running slopes greater than 1:12, and abrupt changes in level greater than ½-inch. In other words, the existing sand surface is not considered an accessible surface. The composite play structure does have a rubber accessible surface which leads to it, but no such surface leads from it's exit points, nor to other ground level play components. To ensure an accessible route surface, not requiring regular maintenance, which is also impact attenuating, we recommend that one accessible path of travel, be installed which consists of either rubber tiles or poured rubber, leading to each single play component and exit points of the composite play structure. We also recommend that a rubber surface be provide in the use zones of each single play component and the composite play structure However, such rubber surface is not technically required by the available accessibility guidance. (Note: A well maintained wood fiber surface, as defined in (SEWFAPS) , is also considered accessible under the conditions that such surface is maintained regularly.	L	M	M	3 3 3 4	\$3,000	For additional qualitative guidance we utilized “ Guide to the ADAAG & Final Rule (GADAAGFR) ” and “ Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS) ”; Phase III, December 2004. <i>(not enforceable)</i>			

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16. Swimming Pool	Steps exist on the exterior path of travel leading to the Pool main public entrance.	4.3.2	According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. In addition, if an accessible route has changes in level greater than 1/2 in (13 mm), then a curb ramp, ramp, elevator, or platform lift (as permitted in 4.1.3 and 4.1.6) shall be provided that complies with 4.7 , 4.8 , 4.10 , or 4.11 , respectively. An accessible route does not include stairs, steps, or escalators. Ensure that an accessible path of travel exists leading to entrance, without steps.	H H	H	M	4 2	\$1,800	ADAAG			
17. Swimming Pool	The existing drinking fountain, on the interior, is inaccessible.	4.15.3	Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L ®	M	M	1 3	\$20	ADA TAM 3 – P 34			
18. Swimming Pool	Accessible signage does not exist at the entrances to the men's and women's locker/shower rooms.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	L	M	1 5	\$150	Signage Specifications for Permanent Rooms and Spaces			
19. Swimming Pool	Accessible lockers do not exist in the men's or women's locker/shower rooms.	4.1.3(12)(c)	Where lockers are provided in accessible spaces, at least 5 percent, but not less than one, of each type of locker shall comply with 4.25 . Appendix Note . According to ADAAG, controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Ensure that at least 5% of the lockers have appropriate door opening hardware within ADAAG specified reach ranges.	H	H	L	1 6	\$1,000	ADAAG			
20. Swimming Pool	The existing benches, in the men's and women's locker/shower rooms, do not comply with ADAAG specifications.	4.35.4 4.37	A bench complying with 4.37 is required to be provided within locker or dressing rooms. 4.37 specifications include, benches shall be fixed and shall have seats that are 20 inches minimum to 24 inches maximum in depth (see Fig. 47). Benches are also required to have back support that is 42 inches minimum in length and that extends from a point 2 inches maximum above the seat to a point 18 inches minimum above the seat (see Fig. 48). Provide at least one bench in each locker/dressing room that complies with ADAAG specifications.	L	H	M	1 7	\$300	New ADAAG ADAAG			

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21. Swimming Pool	The toilet stalls, in the men's and women's locker/shower rooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall and lack of grab bars. Modify the restrooms to comply with ADAAG specifications.	M	L	M	L 1 1 1	\$6,000	Restroom Figures – Building Blocks			
22. Swimming Pool	The mirrors, in the men's and women's locker/shower rooms, are located too high.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirror in each locker room.	L	H	M	L 1 8	\$75	ADAAG			
23. Swimming Pool	Knobs exist on the faucet controls of the lavatories in the in the men's and women's locker/shower rooms.	4.19	Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Replace the round knobs on one lavatory in each locker room, with lever type, push button or motion activation faucet controls.	M	H	M	L 2	\$150	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
24. Swimming Pool	The lavatories, in the men's and women's locker/shower rooms, are also inaccessible due to a low aprons and exposed pipes.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. The existing lavatory aprons are too low at 27-inches and pipes are exposed. Ensure at least one lavatory, in each locker room, complies with ADAAG specifications.	L	H	M	L 2	\$350	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
25. Swimming Pool	An accessible shower does not exist in either the men's or women's locker/shower rooms.	4.1.3(11)	ADAAG does not specifically address accessibility in gang showers. However, a roll-in shower can be incorporated into the design by providing grab bars in a complying configuration. Modify both gang showers so that one shower in each locker room to complies with ADAAG 4.21.	M	M	M	L 1 5	\$5,000	See Attachment 5 – Accessible Shower Specifications for more information.			

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26. Swimming Pool	The entrance to the shower, in the men’s locker room, is too narrow at 28-inches wide.	4.13.5	Doorways, leading to accessible facilities, are required to have a minimum clear opening of at least 32-inches measured with the door open 90-degrees. Modify the entrance door to comply with ADAAG specifications.	M	H	M	N A	\$500	See Building Block 8 – Accessible Doors for additional information			
27. Swimming Pool	The urinals, in the men’s locker room, are too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	L 1 0	\$300	See the Accessible Urinals figure for more details.			
28. Swimming Pool	A door knob exists on the door leading from the men’s locker room to the pool area.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify this door by replacing door knobs with lever-type hardware or installing add-on levers.	L	M	M	L 1 2	\$150	See Attachment B – Accessible Door Hardware for inexpensive add-on lever handles.			
29. Swimming Pool	The Pool Concession counter is too high at 40-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	L 2 0	\$300	ADAAG New ADAAG			
30. Swimming Pool	The ramp, leading to the wading pool, is very steep, and has handrails which do not extend beyond the bottom of the ramp slope and are located too high at the bottom of the ramp.	4.8	The slope of the existing ramp is almost twice as steep as ADAAG’s maximum of 8.33%. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side complying with 4.8.5. Create another fully accessible route to the wading pool or modify the existing route so that the running slope is 8.33% or less and has compliant handrails on each side.	H H ®	H	M	L 2 1	\$1,500	Ramp Detail			

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31. Swimming Pool	No apparent access exists leading to the wading pool or the main pool water.	RFFR 15.8	According to the Recreation Facilities - Final Rule (RFFR), at least two accessible means of entry shall be provided for each public use and common use swimming pool. The primary means of entry shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). The secondary means of entry shall comply with one of the following: 15.8.5 (Swimming Pool Lifts), 15.8.6 (Sloped Entries), 15.8.7 (Transfer Walls), 15.8.8 (Transfer Systems), or 15.8.9 (Pool Stairs). EXCEPTION 1*: Where a swimming pool has less than 300 linear feet (91 m) of swimming pool wall, at least one accessible means of entry shall be provided and shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). Provide one means of accessible entrance to pool water, which complies with RFFR. Note: RFFR, created by the US Access Board, is not currently an enforceable document.	H	H	M	1	\$3,000	RFFR New ADAAG			

Edgemoor Park - Conceptual Cost Projections

Total	\$0
Year One (Very High)	\$3,300
Year Three (High)	\$4,000
Year Five (Medium)	\$7,850
Year Ten (Low)	\$10,050